

BILL NO. 84-49
AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 84-49 (AS AMENDED)

Introduced by Council President Hardwicke at the
request of the County Executive

Legislative Day No. 84-26 Date August 14, 1984

AN ACT to add new Subsections (2), (3), (4), and (5) to Subsection 25-5.2 (g), of Section 25-5, heading, Provisions Applicable to All Districts, and to repeal in its entirety Subsection 25-6.3 (a) (3) d, of Section 25-6, heading, District Regulations, all of Article 2, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to provide for panhandle lot requirements.

By the Council, August 14, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: September 11, 1984

at: 6:30 P.M.

By Order: Angelo Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on September 11, 1984 and concluded on September 11, 1984.

Angelo Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. Be It Enacted By The County Council of Harford County,
2 Maryland, that new Subsections (2), (3), (4), and (5) of Subsection
3 25-5.2 (g), of Section 25-5, heading, Provisions Applicable to All
4 Districts, be, and that Subsection 25-6.3 (a) (3) d, of Section
5 25-6, heading, District Regulations, be, and that it is hereby
6 repealed in its entirety, all of Article 2, heading, Zoning Code,
7 of Chapter 25, heading, Zoning, of the Harford County Code, as
8 amended, all to read as follows:

9 Article 2. Zoning Code.

10 Chapter 25. Zoning.

11 Section 25-5.2. General Lot Requirements.

12 (g) Panhandle Lot Requirements.

13 Panhandle lots shall be permitted FOR AGRICULTURAL AND
14 RESIDENTIAL USES, to achieve better use of irregularly shaped
15 parcels, to avoid development in areas with environmentally
16 sensitive features, or to minimize access to collector or arterial
17 roads subject to the following REQUIREMENTS:

18 [1. The minimum lot frontage shall be twelve and
19 one-half (12.5) feet.]

20 [2.] 1. Except in Agricultural and Rural Residential
21 Districts, with regard to any parcel, AS IT EXISTED ON SEPTEMBER 1,
22 1982, not more than ONE (1) LOT OR five percent (5%) of the lots
23 intended for detached dwellings, WHICHEVER IS GREATER, and not more
24 than ten percent (10%) of the lots intended for attached dwellings
25 may be panhandle lots.

26 2. PANHANDLES SHALL BE A MAXIMUM OF SEVEN HUNDRED
27 (700) FEET IN LENGTH. THE ZONING ADMINISTRATOR MAY GRANT A WAIVER
28 OF THE MAXIMUM LENGTH WHERE THE TOPOGRAPHY, NATURAL FEATURES, OR
29 GEOMETRY OF THE PARCEL MAKE A LONGER PANHANDLE NECESSARY.

30 3. A COMMON DRIVE SHALL BE CONSTRUCTED TO SERVE ANY
31 GROUP OF TWO (2) OR MORE PANHANDLE LOTS. DRIVEWAYS FOR ALL
32 PANHANDLE LOTS SHALL ACCESS FROM THE COMMON DRIVE.

1 4. GROUPS NOT EXCEEDING SIX ~~(6)~~ LOTS, MAY HAVE FOUR
2 ~~(4)~~ FOUR (4) LOTS, MAY HAVE TWO (2) LOTS ON PANHANDLES IN
3 ACCORDANCE WITH THE FOLLOWING CRITERIA. PANHANDLE LOTS AND
4 SUBDIVISIONS SHALL HAVE AS A MINIMUM THE FOLLOWING WIDTH:

5 (i) SINGLE PANHANDLES, TWENTY-FIVE (25) FEET.

6 (ii) DOUBLE PANHANDLES, TWELVE AND ONE HALF (12.5)
7 FEET EACH, FOR A TOTAL OF TWENTY-FIVE (25) FEET.

8 ~~(iii) -- TRIPLE PANHANDLES, TWELVE AND ONE HALF (12.5)~~
9 ~~FEET EACH, FOR A TOTAL OF THIRTY-SEVEN AND ONE HALF (37.5) FEET.~~

10 ~~(iv) -- QUADRUPLE PANHANDLES, TWELVE AND ONE HALF~~
11 ~~(12.5) FEET EACH, FOR A TOTAL OF FIFTY (50) FEET.~~

12 5. -- WHERE A COMMON DRIVE IS REQUIRED, ITS CONSTRU-
13 CTION SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO BE
14 SUBDIVIDED, EXCEPT AS IS OTHERWISE EXPRESSLY AGREED TO IN WRITING
15 BY THE PURCHASER(S).

16 5. WHERE A COMMON DRIVE IS REQUIRED, THE FOLLOWING
17 SHALL APPLY:

18 (i) PRIOR TO, OR AT THE TIME OF RECORDATION OF A
19 PANHANDLE SUBDIVISION, THE OWNER SHALL ALSO RECORD SUBDIVISION
20 RESTRICTIONS THAT SHALL PROVIDE FOR THE CONSTRUCTION, TYPE,
21 RESPONSIBILITY FOR SAME, INCLUDING ALL COSTS, AND USE AND
22 MAINTENANCE OF THE COMMON DRIVE, WHICH SHALL BE APPLICABLE TO ALL
23 LOTS SUBJECT TO THE COMMON DRIVE PLAN. THE SUBDIVISION
24 RESTRICTIONS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF
25 LAW PRIOR TO RECORDATION TO ENSURE THAT ALL LOTS SUBJECT TO THE
26 COMMON DRIVE PLAN WILL BE SUBJECT TO THE RESTRICTIONS UPON
27 RECORDATION THEREOF FOR INCLUSION IN THE DEEDS OF CONVEYANCE.

28 ~~(ii) -- PRIOR TO RECORDATION OF A PANHANDLE SUBDIVE-~~
29 ~~SION, THE OWNER SHALL ENTER INTO AN AGREEMENT WITH THE COUNTY TO~~
30 ~~PROVIDE FOR INSTALLATION AND INSPECTION OF THE COMMON DRIVE.~~
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1 (ii) THE DEPARTMENT OF PLANNING AND ZONING WITH THE
2 ADVICE OF THE LAW DEPARTMENT, SHALL ESTABLISH RULES AND REGULATIONS
3 FOR THE DRAFTING OF COMMON DRIVE AGREEMENTS.

4 (iii) THE COUNTY SHALL BEAR NO RESPONSIBILITY FOR THE
5 INSTALLATION OR MAINTENANCE OF THE COMMON DRIVE.

6 Section 25-6.3. Requirements for Specific Districts

7 This section sets forth the requirements for specific
8 districts and includes the minimum lot area, area per dwelling or
9 family unit, parcel area, lot width, yards, setbacks and maximum
10 building height allowed for uses permitted for each district. Uses
11 permitted under the Special Development Regulations shall also
12 comply with the requirements contained in Section 25-7 (Special
13 Development Regulations).

14 (a) AG - Agricultural District.

15 (3) Specific Regulations. The following uses are
16 permitted, subject to the additional requirements below:

17 [d. All lots with the exception of the first and
18 second lot shall be served by a development road, with exception
19 that groups not exceeding six (6) lots, may have in lieu of a
20 development road, four (4) lots on panhandle in accordance with the
21 following criteria:

22 1. Width at public roads:

23 (i) Single panhandles, twenty-five (25)
24 feet.

25 (ii) Double panhandles shall be twelve
26 and one-half (12.5) feet each, for a total of twenty-five (25)
27 feet.

28 (iii) Triple panhandles shall be twelve
29 and one-half (12.5) feet each, for a total of thirty-seven and
30 one-half feet (37.5).

31 (iv) Quadruple panhandles shall be twelve
32 and one-half (12.5) feet each, for a total of fifty (50) feet.

1
2 2. Panhandles shall be a maximum of seven
3 hundred (700) feet.

4 e.] d. Conversion of existing single family detached
5 dwellings to accommodate not more than four (4) dwelling units
6 shall be permitted in accordance with the following:

7 1. A minimum lot size of two (2) acres,
8 and

9 2. The lot shall contain at least one (1)
10 acre for each dwelling unit, and

11 3. A minimum of two (2) off-street
12 parking spaces is provided for each dwelling unit.

13 Section 2. And Be It Further Enacted, that this act shall take
14 effect sixty (60) calendar days from the date it becomes law.

15 EFFECTIVE: December 17, 1984
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84-49

BY THE COUNCIL

AS AMENDED

BILL NO. 84-49 (as amended)

Read the third time.

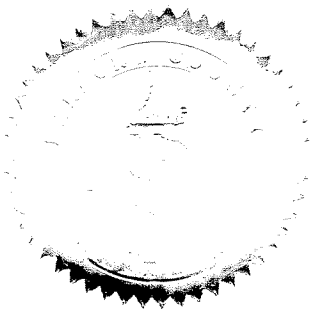
Passed LSD 84-33 (October 16, 1984) (with amendments)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 17th day of October, 19 84
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive
Date 10-18-84

BY THE COUNCIL

This Bill (No. 84-49, as amended), having been approved by
the Executive and returned to the Council, becomes law on
October 18, 1984.

Angela Markowski, Secretary

EFFECTIVE DATE: December 17, 1984

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